

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22010

Property Information

property address: 504 N WASHINGTON AVE  
legal description: CITY OF BRYAN, BLOCK 12, LOT 6, 7 (PTS OF LTS)  
owner name/address: PENA, CARLOS  
1165 FM 975  
CALDWELL, TX 77836  
full business name: 1165  
land use category: \_\_\_\_\_ type of business: \_\_\_\_\_  
current zoning: C1 occupancy status: \_\_\_\_\_  
lot area (square feet): 5750 frontage along Texas Avenue (feet): \_\_\_\_\_  
lot depth (feet): 115 sq. footage of building: 1000  
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards  
50 ft.

Improvements

# of buildings: 1 building height (feet): 14 # of stories: 1  
type of buildings (specify): brick  
building/site condition: fine

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front  
front / prop side = 11' 8" / rear = 65'  
approximate construction date: \_\_\_\_\_ accessible to the public: ☐ yes ☒ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☒ yes ☐ no (specify) barbed wire + chain link fencing  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking n/a

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: \_\_\_\_\_  
lot type: ☐ asphalt ☐ concrete ☐ other \_\_\_\_\_  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: \_\_\_\_\_  
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

**Curb Cuts on Texas Avenue** *N/A*

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: *minimal*

**Outside Storage**

☒ yes ☐ no (specify) *front porch table, shed roofing H/L*  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *N/A* ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

**Other Comments:**

*Boarded windows*